



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

OCTOBER 5, 2016

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Alvin I. Fisher, Jr., Chairman
Richard C. Antelli
Devan M. Helfer
Jamie L. Slocum
William E. Selke

Christopher A. Schiano, Esq., Deputy Town Attorney
John Gauthier, P.E., Associate Engineer
Scott R. Copey, Planner
Michelle M. Betters, Planning Board Secretary

Absent

Christine R. Burke
Michael H. Sofia

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Ridgeway Properties I, LLC
 Location: 1349-1401 Ridgeway Avenue & 50 McLoughlin Road Extension
 Mon. Co. Tax No.: 089.04-1-3.2, 090.09-1-16, 090.09-1-17, 090.09-1-19, 090.09-1-20, 090.09-1-21
 Request: Site plan approval for a proposed eco-industrial park (5± buildings, 2,000,000± square feet at full buildout), with related parking, utilities, grading, and landscaping on approximately 124 acres
 Zoning District: IG (General Industrial) & BP-1 (Office)

The following is a synopsis of the discussion pertaining to the above-referenced request.

David Cox, P.E., Passero Associates, presented the application.

Mr. Cox: Tonight we are making a request to the Board to become lead agency for the coordinated environmental review of this project. Two weeks ago we were in for concept plan review by the Board. From comments that we heard, the Board wanted plans for the whole site so that the Board could reach a determination for the entire property, under the State Environmental Quality Review Act ("SEQRA"). We submitted those plans, and we are continuing to work with the Town's staff on their comments.

Mr. Copey: The Monroe County Department of Planning and Development and the Monroe County Department Review Committee looked at the project and noted that more detail was needed on the sanitary sewer and water extensions. They requested that the traffic study that already was submitted to Monroe County Department of Transportation also be reviewed by the New York State Department of Transportation. A note from the Fire Marshal is that he will be reviewing the plans with the Ridge Road Fire District and will discuss with the applicant how to assign addresses. The Board of Zoning Appeals will review the parking to make sure that it complies with the Zoning Ordinance, and the Building Department will make sure that there is sufficient access.

Mr. Gauthier: I sent a comment letter, and I note that this is a challenging site to do water quality management because of its history. The concern that I have is that if we don't address the whole site as we get to places where there is more known contamination in the subsurface, we're not going to know where the contamination is going to go. It may be appropriate to discuss this with the New York State Department of Environmental Conservation. Maybe putting storm water in the subsurface is a bad idea, but it's not known for sure right now. We have to go one way or another or potentially do enough water quality management in this phase to compensate for the shortcomings that are likely to occur in the future; however, one way or another there should be a storm water management plan to cover the entire site. The other issue is how to discharge the storm water. The Town's policy is to reduce the post-development rate of runoff by 30% from the pre-development rate, and not allow adjoining properties to receive more runoff than they currently do. An increase in volume is likely to

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occur, and we want to make sure that we do not have an adverse impact. In the State Pollutant Discharge Elimination System ("SPDES") permit Notice of Intent it asks where the water will go. I don't know the answer to that, but it seems to go to the Genesee River; I am willing to discuss that with you.

Mr. Fisher: For the benefit of the neighbors who are this meeting, the Planning reviewed a concept plan for what will happen to the entire site, which will extend from Ridgeway Avenue to Lexington Avenue. The part of the site that the applicant has described adjacent to Ridgeway Avenue still is in a very fluid state. The applicant has shown buildings for which they don't have tenants yet, but they have shown where the buildings might be located. This Board will not be granting approval for those buildings at this time, but we will be looking at the environmental impact of the full buildout of the site, and what it would be like if those buildings were there. The applicant would have to come back to this Board for approvals of those buildings when they are ready to build them. If those buildings were substantially consistent with what we are reviewing now, no further environmental review would have to be done; however, we still would have to look at the details of the site plan for each building. Right now, the applicant is proposing development in the southern part of the site, away from Ridgeway Avenue; it is a 600,000-square-foot facility to grow organic baby spinach hydroponically. This is not your typical industrial use; this is about as clean and green as you can get. There won't be heavy chemicals, and not a lot of vehicular traffic—about four trucks per day. There is an existing building between you and the new facility; you really won't see it from Ridgeway Avenue.

Kathy Barnard, 1431 Ridgeway Avenue: My first concern is that there is a home in which an older lady has lived for over 40 years; she lives there on her own. Will the nearby houses be torn down?

Mr. Fisher: There are no proposals for that now; maybe in the future. The applicant is proposing only the greenhouses, and this will be in two phases.

Ms. Barnard: There are a lot of trees back there and a ton of wildlife. Will the back of my property be next to a parking lot?

Mr. Fisher: The current project is more in the middle of the property; you probably won't be affected by it. As I understand it, the additional construction near you would be one more vehicle lane on McLoughlin Road Extension.

Mr. Cox: That widening is not part of Phase 1.

Mr. Fisher: So, there is really nothing proposed in your area at this time. We are interested in any concerns that you have, and we are looking for any potential impacts and what to modify the project design to address those. In the future, the Town will notify you of meetings for additional buildings, and you will be able to come to the meeting and voice any concerns that you might have. Regarding traffic, we want to know what, if any, impact there will be; the State and County departments of transportation will look at the data generated.

Ms. Barnard: Okay. I will be following this. I wanted to make you aware of the person in that house. I trust that you will be very thorough, and I thank you for listening.

Mr. Fisher: We are hoping that there will be no negative impacts.

Mr. Cox: Phase 1 mainly is for the greenhouse to grow baby organic spinach; it's all hydroponic and enclosed. The hydroponic process uses 10% of the water required for growing spinach in the ground, so there is a huge energy savings. There will be a small distribution building for washing and shipping. They estimate about four to five trucks per day. There are floating pools of water in which the spinach is grown; the spinach floats in the water and is harvested in about 22 days. The water is constantly recycled.

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Mr. Fisher: Eastman Business Park ("EBP") is unique, and it has its own utilities. They have low-pressure steam which has been just a waste product. Now, this previously wasted steam will be used to heat the greenhouses. As you can see, I'm kind of excited about trying something like this use here, versus what you typically would have at an industrial site. I worked at EBP when it was Kodak Park, and it was not a park; back then, it was loud, but plants don't make a lot of noise. This seems to be a very positive project, and it is important that you and your neighbors to come to these meetings.

Mr. Selke: I think it's great to get a product like this started because in the future we are going to need more of our food to be grown under this type of process.

Mr. Cox: This facility is focused on what it can deliver in a one-day trip. The product will be locally distributed. Why would we want to grow something on the other side of the county and waste gasoline, money, and time to have a product that arrives to us 11 days old?

Jim Kendrick, Acquest Development: We are happy that is being developed. Our concern is about the watershed because it is next to our site. I'd like to be involved in the engineering portion of the project. Acquest wants to make sure that the watershed is properly addressed.

Mr. Fisher: That's one reason why we wanted to take a look at the whole property.

Mr. Selke made the following motion, seconded by Mr. Antelli:

WHEREAS, Ridgeway Properties I, LLC (the "Applicant/Project Sponsor") has submitted a request to the Planning Board (the "Planning Board") of the Town of Greece (the "Town"), Monroe County, New York, for overall site plan approval of a proposed eco-industrial park (5± buildings, 2,000,000± square feet at full buildout), with related parking, utilities, grading, and landscaping on approximately 124, along with approval for construction of Phase 1 (the "Project"); and

WHEREAS, Phase 1 of the project entails construction of a greenhouse building (630,000± square feet) and a distribution facility (33,750± square feet) for production and shipping of agricultural products; and

WHEREAS, the Applicant/Project Sponsor has submitted to the Planning Board an application for the Project, including but not limited to: a project narrative; Part 1 of an Environmental Assessment Form (the "EAF"), plans of the site and buildings; a traffic assessment study; an engineering report, and a Storm Water Pollution Prevention Plan (collectively, the "Application"); and

WHEREAS, upon review of the Application, the Planning Board has determined that the Project is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Project constitutes a Type 1 action under SEQRA; and

WHEREAS, the Planning Board intends to become the lead agency for the coordinated environmental review of the Project and hereby directs staff to provide notice of such intent and a request for comments to interested and involved agencies upon receipt of all necessary materials to be included with such notice; and

WHEREAS, pursuant to §617.6(b)(3)(i) of the SEQRA Regulations, the Planning Board will assume that it has received consent to become the lead agency if an involved agency does not send a written objection within thirty (30) calendar days of the date of filing a Notice of Intent to Become Lead Agency.

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NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby makes the following determinations:

1. The Planning Board intends to become the lead agency for the coordinated environmental review of the Project.
2. The Planning Board hereby provides an opportunity of thirty (30) days from the date on which a Notice of Intent to Become Lead Agency is distributed to involved agencies for written comment on the Planning Board's intent to become lead agency.
3. If after thirty (30) days' time an involved agency has not provided a written objection to the Planning Board becoming lead agency, the Planning Board shall assume that it has such involved agency's consent.
4. The Planning Board hereby directs its staff to file a Notice of Intent to Become Lead Agency with all involved agencies, and to notify all such involved agencies of the deadline for acceptance of written objections to the Planning Board's intent, in accordance with SEQRA.
5. This resolution shall take effect immediately.

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| VOTE: | Antelli | Yes | Burke | Absent |
| | Helfer | Yes | Slocum | Yes |
| | Selke | Yes | Sofia | Absent |
| | Fisher | Yes | | |

MOTION CARRIED

Mr. Selke then made a motion, seconded by Mr. Antelli, to continue the application to the November 16, 2016, meeting, as requested by the applicant.

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| VOTE: | Antelli | Yes | Burke | Absent |
| | Helfer | Yes | Slocum | Yes |
| | Selke | Yes | Sofia | Absent |
| | Fisher | Yes | | |

**MOTION CARRIED
APPLICATION CONTINUED
TO NOVEMBER 16, 2016, MEETING**

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SITE PLANS

Old Business

None

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Arek Enterprises, Inc.
 Location: 100 Dobson Road
 Request: Waiver of re-approval requirement of site plan approval for the proposed Dobson Townhomes, consisting of six dwelling units (attached; two stories each unit), with related parking, utilities, grading, and landscaping, on approximately 0.47 acres previously approved April 4, 2015

 Zoning District: DMU (Dewey Avenue Mixed Use)
 Mon. Co. Tax No.: 060.07-1-21

Mr. Antelli made the following motion, seconded by Ms. Slocum, to grant a waiver of the re-approval requirement for the site plan approval previously approved by the Planning Board on April 4, 2015.

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| VOTE: | Antelli | Yes | Burke | Absent |
| | Helfer | Yes | Slocum | Yes |
| | Selke | Yes | Sofia | Absent |
| | Fisher | Yes | | |

MOTION CARRIED
WAIVER OF RE-APPROVAL REQUIREMENT GRANTED

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ADJOURNMENT: 7:40 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Date: _____

Alvin I. Fisher, Jr., Chairman